

PLANNING BOARD
PACKET OF MATERIALS
MEETING MARCH 30, 2016

Cover page with date

Agenda

Minutes for approval (March 16, 2016 Regular meeting and Workshop Meeting)

Applications (See February 24, 2016 Packet)

Supporting Documents

Agenda
Bar Harbor Planning Board
Wednesday, March 30, 2016
Council Chambers- Municipal Building
93 Cottage Street
6:00 P.M.

I. CALL TO ORDER

II. ADOPTION OF THE AGENDA

III. EXCUSED ABSENCES

IV. APPROVAL OF MINUTES (March 16, 2016 and March 16, 2016 Workshop)

V. REGULAR BUSINESS

- a. **Public Hearing- Site Plan Application – SP-2016-01–** Mount Desert Biological Laboratory
Project Location: Bio Lab Road, Bar Harbor Tax Map 208, Lot 003-000
Applicant: Mount Desert Biological Laboratory
Application: The applicant is proposing to demolish an existing building and construct a 6,720 sq. ft. training facility in a Marine Research district.

VI. OTHER BUSINESS

VII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

VIII. ADJOURNMENT

**Minutes
Bar Harbor Planning Board
Wednesday, March 16, 2016
Council Chambers – Municipal Building
93 Cottage Street
6:00 P.M.**

I. CALL TO ORDER

The Chair called the meeting to order at 6:02 PM. Planning Board members present: Ivan Rasmussen, Chair; Tom St. Germain, Vice Chair; Basil Eleftheriou, Jr., Secretary; John Fitzpatrick, Member and Joseph Cough, Member.

Also present: Robert Osborne, Planning Director.

II. ADOPTION OF THE AGENDA

Mr. St. Germain moved to adopt the agenda as presented. Mr. Fitzpatrick seconded the motion and the Board voted five in favor and none against the motion.

III. EXCUSED ABSENCES

none

IV. APPROVAL OF THE MINUTES

a. February 24, 2016 and March 2, 2016

Mr. St. Germain moved to approve both sets of minutes as presented. Mr. Eleftheriou, Jr. seconded the motion. The Board voted unanimously in favor of approval of both sets of minutes.

V. REGULAR BUSINESS

- a. Completeness Review – SP-2016-02– Arthur Davis – JAD Holdings, LLC**
Project Location: 111 Eden Street, Bar Harbor Tax Map 101, Lot 004-000
Applicant: Arthur Davis – JAD Holdings, LLC
Application: The applicant is proposing to construct a 105 foot long residential pier in a Shoreland Residential Development III district.

Chairman Rasmussen opened the item and asked for a representative of the applicant to address the completeness review.

Greg Johnson, P.E. and agent for the project spoke about the application for a residential pier located at 111 Eden Street in a Shoreland Residential Development III District. He explained what was in the application and what items they are requesting a waiver for. He noted that the Harbor Committee had discussed the plan and that the Bureau of Submerged Lands have permitted the project as has the MDEP for a Natural Resources Protection Act permit.

After some discussion Mr. Fitzpatrick made a motion that the application is complete as submitted. It was explained that if the Board approved the motion that they were also finding in favor of the waiver request. Mr. Eleftheriou, Jr. seconded the motion. The Board voted five in favor and none against the motion that the application is complete as submitted.

- b. Land Use Ordinance Amendments for Downtown Village I, Downtown Village II and Downtown Village Transitional Districts Use Amendments - Recommendation.**—Article III Land Use Activities and Standards proposed amendments in the form of Town Council signed Orders: Planning Board March 16, 2016 Recommendation.

Chair Rasmussen asked for staff comments. Mr. Osborne explained that the Land Use Ordinance requires that subsequent to the Town Council’s action on the Land Use Ordinance warrant articles that the Planning Board must again recommend that the items “ought to pass” consistent with 125-9.D and that recommendation is to be printed on the warrant. The items are unchanged from the December 2, 2015 language that the Planning Board held their January 6, 2016 public hearing on. He indicated that the Council did not recommend any changes at their March 1, 2016 meeting and public hearing and the proposed amendments are unchanged. The Council voted to sign the orders.

Warrant Article 2. LAND USE ORDINANCE AMENDMENT - Downtown Village I District, Downtown Village II District and Downtown Village Transitional District – Shall an Ordinance dated December 2, 2015 and entitled “An amendment to add farmers market use to the Downtown Village I District, Downtown Village II District and Downtown Village Transitional District be enacted? (*Uses requires permit from the Code Enforcement Officer*).

Mr. Cough moved to that the Planning Board return this item with an “ought to pass” recommendation. Mr. Eleftheriou, Jr. seconded the motion which passed five in favor and none against.

Warrant Article 3. LAND USE ORDINANCE AMENDMENT - Downtown Village II District – Shall an Ordinance dated December 2, 2015 and entitled “An amendment to add single-family dwelling and two-family dwelling uses to the Downtown Village II District” be enacted? (*Uses require permit from the Code Enforcement Officer*).

Mr. St. Germain moved that the Planning Board return this item with an “ought to pass” recommendation. Mr. Cough seconded the motion which passed five in favor and none against.

Warrant Article 4. LAND USE ORDINANCE AMENDMENT - Downtown Village I District, Downtown Village II District and Downtown Village Transitional District – Shall an Ordinance dated December 2, 2015 and entitled “An amendment to add automobile sales lot and automobile repair garage uses to the Downtown Village I District, Downtown Village II District and Downtown Village Transitional District” be enacted? (*Uses require Planning Board Site Plan Review*).

Mr. Cough moved to that the Planning Board return this item with an “ought to pass” recommendation. Mr. Eleftheriou, Jr. seconded the motion which passed five in favor and none against.

Warrant Article 5. LAND USE ORDINANCE AMENDMENT - Downtown Village I District, Downtown Village II District and Downtown Village Transitional District – Shall an Ordinance dated

December 2, 2015 and entitled “An amendment to add home occupation use to the Downtown Village I District, Downtown Village II District and Downtown Village Transitional District” be enacted? *(Uses require permit from the Code Enforcement Officer).*

Mr. Cough moved to that the Planning Board return this item with an “ought to pass” recommendation. Mr. St. Germain seconded the motion which passed five in favor and none against.

Warrant Article 6. LAND USE ORDINANCE AMENDMENT - Downtown Village I District, Downtown Village II District and Downtown Village Transitional District – Shall an Ordinance dated December 2, 2015 and entitled “An amendment to add retirement community use to the Downtown Village I District, Downtown Village II District and Downtown Village Transitional District” be enacted? *(Uses require Planning Board Site Plan review).*

Mr. Cough moved to that the Planning Board return this item with an “ought to pass” recommendation. Mr. St. Germain seconded the motion which passed five in favor and none against.

- c. Land Use Ordinance Amendments for General Review Standards, Light and glare & Signs and advertising, Definitions and Design Review – Recommendation.** –Article V Site Plan Review, Article XII Construction and Definitions and Article XIII Design Review proposed amendments in the form of Town Council signed Orders: Planning Board March 16, 2016 Recommendation.

Chair Rasmussen asked for staff comments. Mr. Osborne explained that the Land Use Ordinance requires that subsequent to the Town Council’s action on the Land Use Ordinance warrant articles that the Planning Board must again recommend that the items “ought to pass” consistent with 125-9.D and that recommendation is to be printed on the warrant. The items are unchanged from the December 2, 2015 language that the Planning Board held their January 6, 2016 public hearing on. He indicated that the Council did not recommend any changes at their March 1, 2016 meeting and public hearing and the proposed amendments are unchanged. The Council voted to sign the orders.

Warrant Article 7. LAND USE ORDINANCE AMENDMENT – Definitions, General Review Standards, Light and glare and Signs and Advertising – Shall an Ordinance dated December 2, 2015 and entitled “Amendments to add terms and definitions for categories of internally illuminated signs, amendments to clarify lighting requirements for signs and amendments to prohibit certain types of internally illuminated signs” be enacted?

Mr. Cough moved to that the Planning Board return this item with an “ought to pass” recommendation. Mr. Eleftheriou, Jr. seconded the motion which passed five in favor and none against.

Warrant Article 8. LAND USE ORDINANCE AMENDMENT General Review Standards, Signs and Advertising - Shall an Ordinance dated December 2, 2015 and entitled “An amendment to clarify Design Review Board sign review authority” be enacted?

Mr. Cough moved to that the Planning Board return this item with an “ought to pass” recommendation. Mr. Eleftheriou, Jr. seconded the motion which passed five in favor and none against.

Warrant Article 9. LAND USE ORDINANCE AMENDMENT Design Review Board - Shall an Ordinance dated December 2, 2015 and entitled “An amendment to clarify the boundaries of the Design Review overlay district” be enacted?

Mr. Cough moved to that the Planning Board return this item with an “ought to pass” recommendation. Mr. Eleftheriou, Jr. seconded the motion which passed five in favor and none against.

Warrant Article 10. LAND USE ORDINANCE AMENDMENT Design Review / Signs and advertising – Shall an Ordinance dated December 2, 2015 and entitled “An amendment to move certain signage regulations from the Design Review section to the Signs and advertising section” be enacted?

Mr. Cough moved to that the Planning Board return this item with an “ought to pass” recommendation. Mr. Eleftheriou, Jr. seconded the motion which passed five in favor and none against.

Warrant Article 11. LAND USE ORDINANCE AMENDMENT Signs and advertising – Shall an Ordinance dated December 2, 2015 and entitled “An amendment to clarify the allowable sign area of regulated signs” be enacted?

Mr. Cough moved to that the Planning Board return this item with an “ought to pass” recommendation. Mr. Eleftheriou, Jr. seconded the motion which passed five in favor and none against.

d. Land Use Ordinance Discussion of Parking.

Mr. Osborne discussed the parking draft language that was contained in the Planning Board packet and noted that the effort was not final but that it is much easier to visualize what the impacts of potential language changes are when they are shown in the actual document rather than just in concept. No action was taken on the amendments. He noted that there are proposed changes to both where parking is allowed as well as under accessory use provisions and principal use provisions. He also noted that parking as a use is treated inconsistently in districts and suggested some changes.

e. Land Use Ordinance Discussion of Housing.

Mr. Osborne discussed the housing question and noted that there is language nationally that contemplates micro-apartments of 300 sq. ft. or less in size.

VI. OTHER BUSINESS

VII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

VIII. ADJOURNMENT

Mr. St. Germain moved to adjourn the meeting at 7:20 pm. Mr. Eleftheriou, Jr. seconded the motion. The Board voted unanimously in favor of the motion to adjourn.

Signed as approved:

**Basil Eleftheriou, Jr., Secretary
Planning Board, Town of Bar Harbor**

Date

Minutes
Bar Harbor Planning Board Workshop
Wednesday, March 16, 2016
Council Chambers – Municipal Building
93 Cottage Street
4:00 P.M.

I. CALL TO ORDER

Chair Rasmussen called the meeting to order at 4:00 PM. Planning Board members present: Ivan Rasmussen, Chair; Basil Eleftheriou, Jr., Secretary; John Fitzpatrick, Member and Joseph Cough, Member.

Also present: Robert Osborne, Planning Director, Pat Samuels, Erin Early-Ward, Teri Zaballa, Marie, ___ from Island Housing Trust.

II. ADOPTION OF THE AGENDA

Mr. Cough moved to adopt the agenda as presented. Mr. Eleftheriou, Jr. seconded the motion and the Board voted four in favor and none against the motion.

III. REGULAR BUSINESS

- a. Land Use Ordinance Discussion of Parking. The purpose of this public meeting is to learn from businesses and institutions what their parking needs are and how the Land Use Ordinance impacts their operations.**

The meeting was a wide open discussion of issues related to parking. The general discussion was that more parking is needed in Town. The Town has a responsibility to provide municipal parking because both the policy and the design sensibilities do not encourage tearing down existing buildings to establish parking lots downtown.

There were questions regarding the regulation of on-street parking and if it is governed by the Land Use Ordinance. There were thoughts that if necessary that the zoning district lines themselves could be moved if this would accommodate parking concerns.

- b. Land Use Ordinance Discussion of Housing. The purpose of this public meeting is to learn from citizens, builders and developers what their housing needs are and how the Land Use Ordinance impacts their housing needs.**

The item was a wide open discussion of issues related to housing and the limitations that the Land Use Ordinance places on the encouragement of a supply of both affordable and year round housing.

IV. OTHER BUSINESS

V. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

VI. ADJOURNMENT

Mr. Cough moved to adjourn the meeting at 6:52 pm. Mr. Fitzpatrick seconded the motion. The Board voted unanimously in favor of the motion to adjourn.

Signed as approved:

**Basil Eleftheriou, Jr., Secretary
Planning Board, Town of Bar Harbor**

Date

TOWN OF BAR HARBOR

PLANNING BOARD

93 Cottage Street, Suite I
Bar Harbor, Maine 04609-1400
Tel. 207-288-3329 Fax 207-288-3032

DECISION

Date: March 22, 2016

Application: SP-2016-01– Mount Desert Biological Laboratory

Project Location: Bio Lab Road, Bar Harbor Tax Map 208, Lot 003-000

Applicant: Mount Desert Biological Laboratory

Application: The applicant is proposing to demolish an existing building and construct a 6,720 sq. ft. training facility

Zoning District: in a Marine Research district.

Permitted Use: Scientific Institution

To the Code Enforcement Officer:

Under the authority and requirements of the Land Use Ordinance Article V, Section 125-61. F, at the properly noticed public hearing on March 30, 2016, by a motion duly made and seconded, it was voted to approve the noted application.

This approval is based upon the following submitted plans:

1. "Floor Plan First Floor", exhibit AE 100, dated October 2015 and prepared by Design Group Collaborative, Architect.
2. "Floor Plan Second Floor", exhibit AE 101, dated October 2015 and prepared by Design Group Collaborative, Architect.
3. "Elevations", exhibit E 201, dated February 3, 2016 and prepared by Design Group Collaborative, Architect.
4. "Elevations", exhibit E 200, dated February 3, 2016 and prepared by Design Group Collaborative, Architect.
5. "Site Grading and Erosion Control", exhibit C1, dated February 3, 2016 and prepared by Eero Hedefine, Professional Engineer.
6. "Details", exhibit C2, dated February 3, 2016 and prepared by Eero Hedefine, Professional Engineer.

7. "Topographic Survey", exhibit 1 of 1, dated December 15, 2015 and prepared by Plysga and Day, Land Surveyors.

This approval is based upon the following FINDINGS AND CONCLUSIONS OF LAW:

1. Based on the documents received, this application meets the requirements under the Land Use Ordinance Article V.
2. Based upon the documents received, and accepting the work of the professionals who have prepared the documents, this application meets the requirements of Section 125-67 as found below:
 - a. The Board finds the use of the property for scientific institution is a permitted use in the Marine Research district.
 - b. The Board finds that the development will meet the minimum lot standards for the Marine Research district.
 - c. The Board finds that the proposed structure shall meet the minimum height requirements for the Marine Research district.
 - d. The Board finds that the development will meet the requisite parking standards.
 - e. The Board finds that the development will meet the minimum parking areas and driveways standards.
 - f. The Board finds that the minimum loading requirements are not applicable to this application.
 - g. The Board finds that the development will meet the streets, sidewalks and access standards.
 - h. The Board finds that the development will meet the buffering and screening standards.
 - i. The Board finds that the development will meet the water standard.
 - j. The Board finds that the municipal water standard is not applicable to this project.
 - k. The Board finds that the development will meet the groundwater standards.
 - l. The Board finds that the development will meet the stormwater management standards.
 - m. The Board finds that the municipal sewer facilities standard is not applicable to this application.
 - n. The Board finds that the development will meet the sewage waste disposal standards.
 - o. The Board finds that the development is located in an area where the soils are not rated severe or very severe for the proposed activity.
 - p. The Board finds that the development will meet the landscaping requirements.

- q. The Board finds that the development will not cause unreasonable soil erosion.
- r. The Board finds that the development is not located within a flood prone area.
- s. The Board finds that the development will not result in undue air pollution.
- t. The Board finds that the refuse disposal standards are not applicable to this application.
- u. The Board finds that the dangerous and hazardous materials and wastes standards are not applicable to this application.
- v. The Board finds that no vibration will be transmitted outside the proposed development.
- w. The Board finds that there are no significant spawning grounds or wildlife habitat located on this property.
- x. The Board finds that there are no rare and irreplaceable natural areas located on this property.
- y. The Board finds that the development will not cause radiant heat to be perceptible beyond the proposed development.
- z. The Board finds that the development will meet the lighting standards.
- aa. The Board finds that the proposed development will comply with the Bar Harbor Noise Ordinance.
- bb. The Board finds that the development will meet the sign standards.
- cc. The Board finds that the development does not include the outdoor storage of materials.
- dd. The Board finds that the development will meet the utilities standard.
- ee. The Board finds that the development will not cause an unreasonable burden on the Municipal Fire Department. **SEE CONDITION # 1.**
- ff. The Board finds that the development conforms to the Comprehensive Plan.
- gg. The Board finds that the applicant meets the financial and technical capacity standard.
- hh. The Board finds that there is no registered farmland in Bar Harbor.
- ii. The Board finds that the Town is able to provide municipal services to the proposed development.
- jj. The Board finds that there are no known violations of the Bar Harbor Land Use Ordinance.
- kk. The Board finds that the legal documents standard is not applicable to the proposed development.
- ll. The Board finds that the site does not contain any historic and archaeological resources.
- mm. The Board finds that the utilization of the site standard is not applicable to the proposed development.
- nn. The Board finds that there are no natural features of interest located on the property.

Conditions of Approval:

1. Prior to the issuance of a building permit, the applicant must obtain Fire Marshal approval for the project.

The applicant is advised of the following:

1. No modifications shall be made to this approval including changes to the plans, accompanying documents, and conditions without a review for a modification under the requirements in Section 125-88 of the Land Use Ordinance.
2. This permit does not relieve the applicant from any other local, state or federal permits that may be required for this proposed development.
3. Please refer to Article VIII for standards conditions that will be applied to the construction of this project. No performance bonds are required.
4. Building permits are required for this project.
5. There is an appeal period for any interested party of 30 days to appeal this decision of the Planning Board. It is the risk of the applicant to commence construction during this period.
6. Violations of any conditions placed upon this approval are subject to enforcement per Article IX, Section 125-100 B of the Land Use Ordinance.

*Signed as **approved**:*

Ivan Rasmussen, Chair
Planning Board, Town of Bar Harbor

Date

Appeals of this decision may be made to the Board of Appeals pursuant to section 125-103 of the Bar Harbor Land Use Ordinance within 30 days of this date of this decision.

RECEIVED

FEB 25 2016

February 25, 2016

TOWN OF BAR HARBOR
PLANNING/CODE ENFORCEMENT

Mr. Robert Osborne
Planning Director, Town of Bar Harbor
93 Cottage Street
Bar Harbor, ME 04609

Re: Mt. Desert Island Biological Laboratory New Training Laboratory SP-16-01

Dear Mr. Osborne

Per the Planning Board's requests for additional and clarifying information at the February 24, 2016 Completeness Review for the above referenced project please see the attached information related to parking and lot coverage calculations.

In addition, the requests for waivers should be modified as follows:

- Exhibit 3 (B) Purchase and Sale Agreement – this is not applicable to this project and should be included on the list of requested waivers.
- Exhibit 9 (HH) – The section on lot coverage should not be waived as requested, the required information accompanies this letter.
- Exhibit 23 – A traffic impact analysis has been included as part of Exhibit 7 of the application and as a result this requirement need not be waived.

Please let me know if you have any questions or if additional information should be required.
Thank you for your assistance.

Best regards



Samuel R. Coplon
Coplon Associates

Mt. Desert Biological Laboratory
New Training Laboratory

Exhibit 9 Section II

Lot Coverage Summary

Lot size – 16 Acres	696,000 SF
Ex. lot coverage	115,280 SF (16.5%)
Max. allowable lot coverage	25%
Proposed net increase in lot coverage	500 SF
Proposed lot coverage	115,780 SF (16.6%)
Max. allowable building coverage	12.5%
Existing building coverage	50,373 SF (7.2%)
Proposed building coverage	50,873 SF (7.3%)

Exhibit 9 Section HH

Parking Capacity Analysis

Total Employees	57
Available parking spaces required for current campus uses (at 1 space / 1.5 employees)	38
Total Available Parking Spaces	126
Additional Spaces required for New Training Lab	0 (no increase in employees)
Remaining parking spaces for guests and reserve	88

34. Lines indicating the required front, side and rear setbacks and all setbacks from bodies of water. – *Setbacks have been shown on sheet CS102.*
35. Fire Hydrants & Fire Ponds, Existing/Proposed – Waived – *There are no existing or proposed fire hydrants or fire ponds associated with this project. Fire protection will be provided from two underground 10,000-gallon fire cistern tanks adjacent to the “2008 Lab” building.*
36. Location and dimension of proposed access to the site for fire-fighting equipment and other emergency vehicles. – *Emergency access has been shown on sheet CP101.*
37. Location of any existing and proposed access over or through the site to any water body. – Waived - *There are no proposed access ways across the site.*
38. Access Location to Adjacent Land – Waived – *This proposed project will not affect access to adjacent land.*
39. Recreation/Open Space Land Existing & Proposed – Waived – *There is no existing recreation/open space land located on the proposed project site, and none is planned.*
40. Locations of existing and proposed easements related to the property – Waived – *There are no existing or proposed easements within the project limits.*
41. Location of the solid or industrial, chemical, explosive or hazardous waste or material to be hauled, stored, used, generated or disposed of to, at or from the site. – *No industrial, chemical, explosive, or hazardous waste will be stored on the site. MSW storage has been shown on sheet CP101, as the dumpster location area.*
42. Lot Coverage Calculations

Lot Size = 16 Acres = 696,960 SF

Ex. Lot Coverage = 113,800 SF (16.3%)

Ex. Bldg. Coverage = 48,794 SF (7.0%)

Proposed Lot Coverage = 115,280 SF (16.5%)

Proposed Bldg. Coverage = 50,373 SF (7.2%)

Max Allowable Bldg Coverage = 12.5% per Bar Harbor Ordinance

Max Allowable Lot Coverage = 25% per Bar Harbor Ordinance

The laboratory campus is well within the applicable lot coverage standards. Furthermore, the campus does not qualify for any DEP stormwater or site law permits.

DEPARTMENT OF ENVIRONMENTAL PROTECTION
NRPA PERMIT BY RULE NOTIFICATION FORM

(For use with DEP Regulation, Natural Resources Protection Act-Permit by Rule Standards, Chapter 305)

PLEASE TYPE OR PRINT IN BLACK INK ONLY

FEB 20 2016

Name of Applicant: (owner)	MDI Biological Laboratory	Name of Agent:			
Applicant Mailing Address:	PO Box 35	Agent Phone # (include area code):	TOWN OF BAR HARBOR		
Town/City:	Salisbury Cove	PROJECT Information Name of Town/City:	Bar Harbor		
State and Zip code:	ME, 04672	Name of Wetland or Waterbody:	Atlantic Ocean		
Daytime Phone # (include area code):	207-288-9880 x111	Map #:	208	Lot #:	003
Detailed Directions to Site:	Take Route 3 south to Mount Desert Island, bear left at the head of the island toward Bar Harbor. Follow Route 3 approximate 4.3 miles and turn left onto Old Bar Harbor Road.				
Site is about 400 feet on the left.	UTM Northing: (if known)		UTM Easting: (if known)		
Description of Project:	Demolition of existing lab building and construction of new structure in same location.				
Part of a larger project? (check one)→	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	After the Fact? (check one)→	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Check one→ This project <input type="checkbox"/> does (or) <input checked="" type="checkbox"/> does not involve work below mean low water (average low water).	

NRPA PERMIT BY RULE (PBR) SECTIONS: (Check at least one)

I am filing notice of my intent to carry out work which meets the requirements for Permit By Rule (PBR) under DEP Rules, Chapter 305. I and my agents, if any, **have read** and will comply with all of the standards in the Sections checked below.

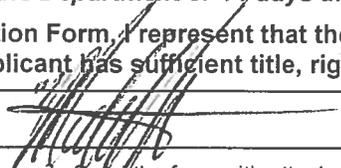
- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Sec. (2) Act. Adj. to Protected Natural Res. | <input type="checkbox"/> Sec. (10) Stream Crossing | <input type="checkbox"/> Sec. (17) Transfers/Permit Extension |
| <input type="checkbox"/> Sec. (3) Intake Pipes | <input type="checkbox"/> Sec. (11) State Transportation Facil. | <input type="checkbox"/> Sec. (18) Maintenance Dredging |
| <input type="checkbox"/> Sec. (4) Replacement of Structures | <input type="checkbox"/> Sec. (12) Restoration of Natural Areas | <input type="checkbox"/> Sec. (19) Activities in/on/over significant vernal pool habitat |
| <input type="checkbox"/> Sec. (5) REPEALED | <input type="checkbox"/> Sec. (13) F&W Creation/Enhance/Water Quality Improvement | <input type="checkbox"/> Sec. (20) Activities located in/on/over high or moderate value inland water-fowl & wading bird habitat or shore-bird feeding & roosting areas |
| <input type="checkbox"/> Sec. (6) Movement of Rocks or Vegetation | <input type="checkbox"/> Sec. (14) REPEALED | |
| <input type="checkbox"/> Sec. (7) Outfall Pipes | <input type="checkbox"/> Sec. (15) Public Boat Ramps | |
| <input type="checkbox"/> Sec. (8) Shoreline stabilization | <input type="checkbox"/> Sec. (16) Coastal Sand Dune Projects | |
| <input type="checkbox"/> Sec. (9) Utility Crossing | | |

NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS:

- Attach** a check for the correct fee, payable to: "Treasurer, State of Maine". The current fee for NRPA PBR Notifications can be found at the Department's website: <http://www.maine.gov/dep/feesched.pdf>
- Attach** a U.S.G.S. topo map or Maine Atlas & Gazetteer map with the project site clearly marked.
- Attach** Proof of Legal Name if applicant is a corporation, LLC, or other legal entity. Provide a copy of Secretary of State's registration information (available at <http://icrs.informe.org/nei-sos-icrs/ICRS?MainPage=x>). Individuals and municipalities are **not** required to provide any proof of identity.
- Attach** photos of the proposed site where activity will take place as required in PBR Sections checked above.
- Attach** all other required submissions as outlined in the PBR Sections checked above.

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules. I also understand that **this permit is not valid until approved by the Department or 14 days after receipt by the Department, whichever is less.**

By signing this Notification Form, I represent that the project meets all applicability requirements and standards in the rule and that the applicant has sufficient title, right, or interest in the property where the activity takes place.

Signature of Agent or Applicant:		Date:	2/19/16
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Keep a copy as a record of permit. Send the form with attachments via certified mail or hand deliver to the Maine Dept. of Environmental Protection at the appropriate regional office listed below. The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization by DEP will be issued after receipt of notice. Permits are valid for two years. **Work carried out in violation of any standard is subject to enforcement action.**

- | | | | |
|--|---|---|---|
| AUGUSTA DEP
17 STATE HOUSE STATION
AUGUSTA, ME 04333-0017
(207)287-3901 | PORTLAND DEP
312 CANCO ROAD
PORTLAND, ME 04103
(207)822-6300 | BANGOR DEP
106 HOGAN ROAD
BANGOR, ME 04401
(207)941-4570 | PRESQUE ISLE DEP
1235 CENTRAL DRIVE
PRESQUE ISLE, ME 04769
(207)764-0477 |
|--|---|---|---|

OFFICE USE ONLY	CK.#	Date	Staff	Staff	
PBR #	FP		Acc. Date	Def. Date	After Photos

Location Map

MDI Biological Lab

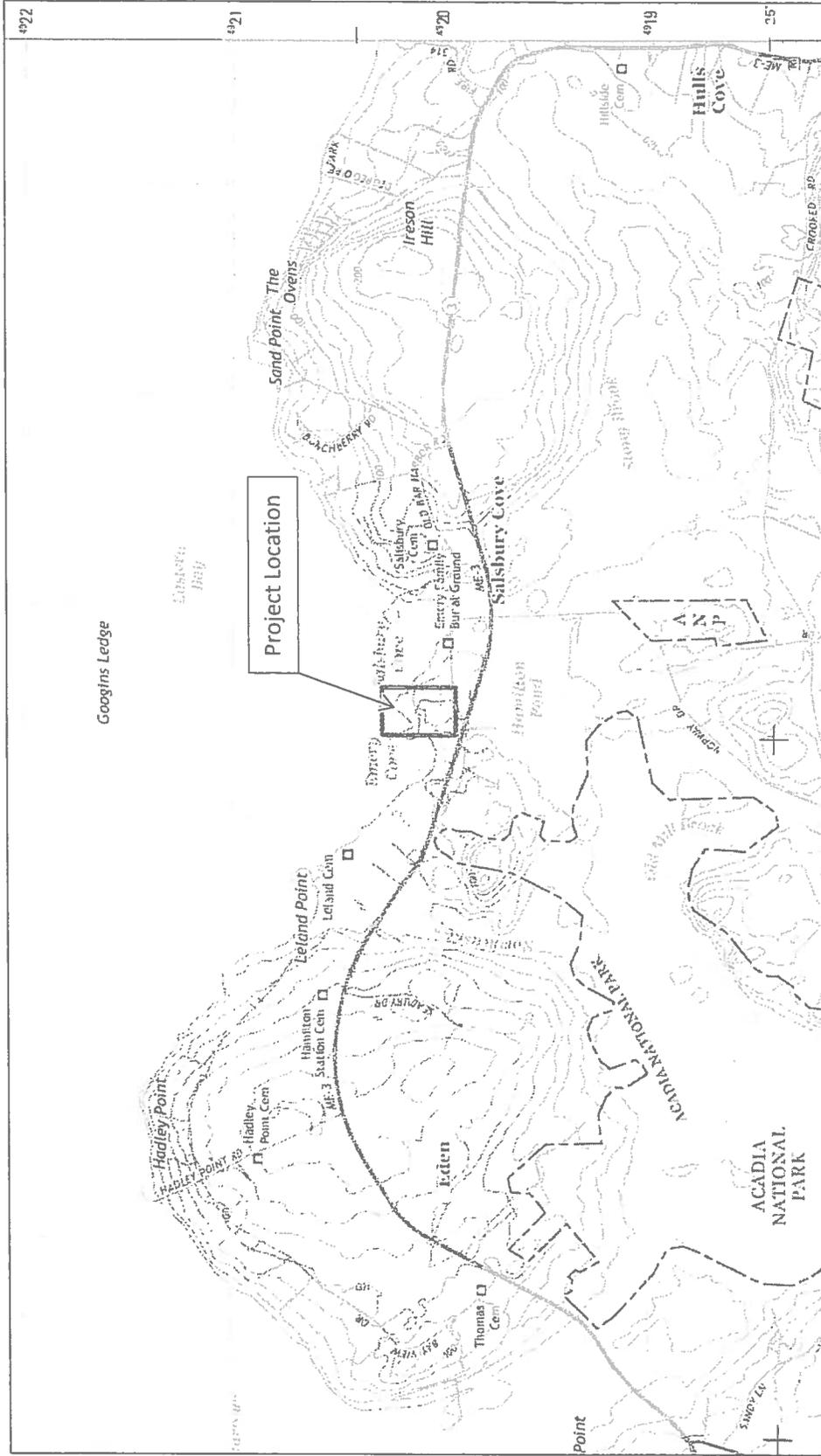


Image from USGS.gov, "SALSBURY COVE, ME 2014" 7.5 min quad



MAINE

Department of the Secretary of State
Bureau of Corporations, Elections and Commissions

Corporate Name Search

Information Summary

Subscriber activity report

This record contains information from the CEC database and is accurate as of: Mon Feb 15 2016 14:26:14. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
THE MOUNT DESERT ISLAND BIOLOGICAL LABORATORY	19130010ND	NONPROFIT CORPORATION (T13-B)	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
08/21/1913	N/A	MAINE

Other Names	(A=Assumed ; F=Former)
THE HARPSWELL LABORATORY	F

Clerk/Registered Agent

PATRICIA H. HAND
PO BOX 35
SALSBURY COVE, ME 04672

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© Department of the Secretary of State

Site Photos

MDI Biological Laboratories – New Teaching Laboratory

Photos taken 1/12/16



Photo 1 – view of ocean from building to be replaced



Photo 2 – view along rear of the building to be replaced, ocean to the right

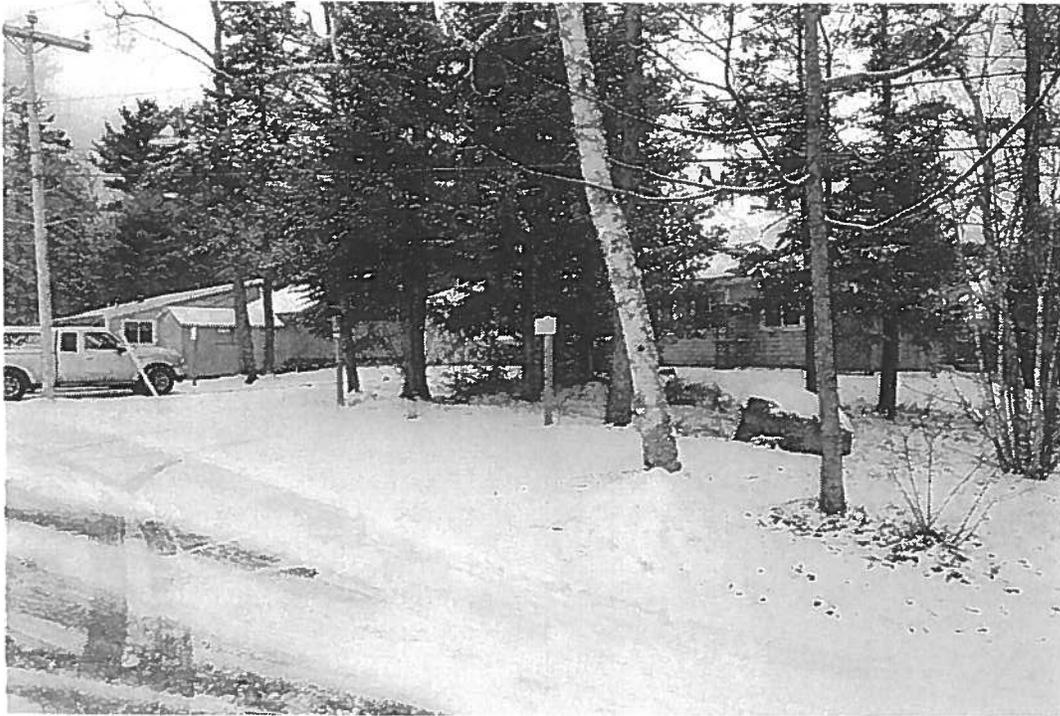


Photo 3 – building to be replaced (behind trees); ocean behind building

Narrative

MDI Biological Laboratories – New Teaching Laboratory

The MDI Biological Laboratories (MDIBL) New Teaching Laboratory project consists of the demolition of an existing single-story laboratory building and fish shed structure, and the construction a new two-story teaching lab facility in the same location. The project is located on the MDIBL campus, located at 159 Old Bar Harbor Road in Bar Harbor, Maine. The project is intended to create a new teaching laboratory facility to meet the needs of the MDIBL.

The existing structure is located within the 75' setback from the Highest Annual Tide of the adjacent Atlantic Ocean. The proposed new facility will replace the existing building, but will not extend closer toward the protected resource than the existing building. The attached site plan shows the location of the existing building and the proposed structure, demonstrating that the proposed facility will actually provide an increased setback from the protected resource.

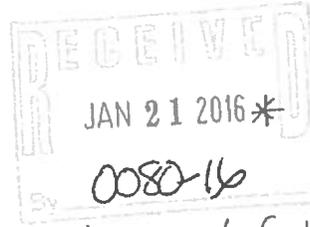
SP-16-1 9Y

COPLON ASSOCIATES

Landscape Architecture and Planning

January 11, 2016

Mr. Kirk F. Mohney,
Director, Maine Historic Preservation Commission,
55 Capitol Street,
65 State House Station,
Augusta, ME, 04333-0065.



* More info rec'd
02/22/16

Dear Mr. Mohney,

As part of the site plan review for the Town of Bar Harbor, we are required to provide information regarding historic and/or archeological resources on project sites. Enclosed please find a location map showing the project site at the Mt. Desert Island Biological Laboratory Property in Bar Harbor. The project is to replace a small existing laboratory (substantially renovated approximately 10 years ago) with a new laboratory for scientific research. We would greatly appreciate your review of the Commission files to determine if any historic and/or archeological resources exist on the site and responding to me as to your findings.

Thank you very much for a timely response to this request. Please do not hesitate to contact me should you require additional information.

Sincerely,

Samuel R. Coplon

Based on the information submitted, I have concluded that there will be no historic properties affected by the proposed undertaking, as defined by Section 106 of the National Historic Preservation Act. Consequently, pursuant to 36 CFR 800.4(d)(1), no further Section 106 consultation is required unless additional resources are discovered during project implementation pursuant to 36 CFR 800.13.

Kirk F. Mohney
Kirk F. Mohney,
Deputy State Historic Preservation Officer
Maine Historic Preservation Commission

3/2/16
Date

RECEIVED

MAR 09 2016

TOWN OF BAR HARBOR
PLANNING/CODE ENFORCEMENT

RECEIVED



FEB 26 2016

Sam Coplon <scoplon@coplonassociates.com>

TOWN OF BAR HARBOR

PLANNING/CODE ENFORCEMENT

FW: Plan review

1 message

Carla Haskell <chaskell@dgcarchitects.com>

Fri, Feb 26, 2016 at 1:02 PM

To: Sam Coplon <scoplon@coplonassociates.com>

Sam- This is what was sent to the Fire Marshal's office. I just spoke to the PLan's Reviewer Dick Nason and he will be sending confirmation of receipt of this as soon as he can but it might be on Monday. I will forward that to you as well when I get it.

Carla Haskell, AIA, LEED AP
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From: Savas Mutlu**Sent:** Friday, February 26, 2016 12:19 PM**To:** Carla Haskell**Subject:** FW: Plan review**From:** Savas Mutlu**Sent:** Tuesday, February 23, 2016 8:32 AM**To:** 'richard.c.nason@maine.gov' <richard.c.nason@maine.gov>**Subject:** Plan review

Hi Richard,

First of I would like to thank you for stopping by and helping us to clarify some of the code issues.

Attached are the updated floor plans and code review summary for your review and

comments.

The corrections/ changes are:

First Floor

- 1- The exterior wall in Lobby 100 perpendicular to Corridor 104 will be one-hour fire rated.
- 2- The stairs will be enclosed at the bottom and top of the stairs with a fire rated door and the landing will be same as the width of the stairs.
- 3- Storage 109 will be one hour rated.
- 4- Exterior door from Training 202 to deck 210 will have no closer. ADA accessibly.
- 5- The structure for the stair way will have a one-hour separation from the rest of the structure.
- 6- There is no need for a one-hour separation between the first and second floor.
(We will review the hazards category of the labs).
- 7- Exterior deck, exterior stairs and overhang will be Sprinklered.

Thank you again for your help on this and please let me know if there are any other corrections that needs to be addressed.

Savas Mutlu

2 attachments

 MDIBio_G001_Code Compliance.pdf
232K

 **125010 Code Review Summary 02-05-2016.pdf**
206K